

BK 0364 PG 0189
STATE MS. - DESOTO CO.
FILED

C. L. EARLY, GRANTOR

Dec 8 1 53 PM '99

TO

BK 364 PG 189
W.F. EARLY, JR.

DEED OF GIFT

Life Estate Retained

LETA E. BRIGNOLE, GRANTEE

FOR AND IN CONSIDERATION of the love and affection I have for the Grantee, I, C. L. EARLY, a/k/a Charles L. Early and C. L. Early, Jr., retaining a life estate in myself, give, convey and warrant the remainder interest to my Daughter, LETA E. BRIGNOLE, ~~for~~ ~~her life~~, the land in DeSoto County, Mississippi described as follows, to-wit:

Lots 6 and 7 Nail Road Subdivision, unrecorded, located in the northeast quarter of Section 2, Township 2 South, Range 9 West, DeSoto County, Mississippi more particularly described as follows:

Lot 6. Commencing at a point on the centerline of Nail Road a distance of 399.70 feet west of a masonry nail in the intersection of the centerlines of Nail Road and Poplar Corner Road, commonly accepted as the northeast corner of said quarter section; thence south 00 degrees, 10 minutes, 21 seconds east a distance of 40.00 feet to a point on the south right of way line of Nail Road and the Point of Beginning; thence south 89 degrees, 54 minutes, 45 seconds east a distance of 155.00 feet along said south right of way line of Nail Road to a point; thence south 00 degrees, 10 minutes, 21 seconds west a distance of 620.00 feet to a point; thence north 89 degrees, 54 minutes, 45 seconds west a distance of 155.00 feet to a point; thence north 00 degrees, 10 minutes, 21 seconds east a distance of 620.00 feet to the Point of Beginning, containing 2.21 acres more or less. Address: 7063 Nail Road, Walls, Mississippi.

Lot 7. Commencing to a point on the centerline of Nail Road a distance of 554.70 feet west of a masonry nail at the intersection of the centerlines of Nail Road and Poplar Corner Road commonly accepted as the northeast corner of said quarter section; thence south 00 degrees, 10 minutes, 21 seconds east a distance of 40.00 feet to a point on the south right of way line of said Nail Road and the Point of Beginning; thence south 89 degrees, 54 minutes, 45 seconds east a distance of 155.00 feet along said south right of way line of Nail Road to a point; thence south 00 degrees, 10 minutes, 21 seconds west a distance of 620.00 feet to a point; thence north 89 degrees, 54 minutes, 45 seconds west a distance of 155.00 feet to a point; thence north 00 degrees, 10 minutes, 21 seconds east a distance of 620.00 feet to the Point of Beginning, containing 2.21 acres. Address: 7087 Nail Road, Walls, Mississippi.

Lots 5, 6, and 7, Nail Road Subdivision in Section 2, Township 2 South, Range 9 West, share a sewage treatment stabilization pond approved by the Health Department.

The owners of these three lots have an easement for access to and use of the pond which will go with ownership of the lots and the owners of these lots will share equally the cost of maintaining the pond. Each lot will bear the expense of maintaining the service line from the residence to the pond.

Lots 5, 6, and 7, Nail Road Subdivision share an existing common driveway from Poplar Corner Road which will remain as long as the lots are owned by the family of C. L. Early.

By acceptance of this Deed, the parties agree this conveyance is made subject to subdivision, health department, zoning and other regulations in effect in DeSoto County, Mississippi; restrictive covenants of the subdivision; and rights of way and easements for public roads and public utilities. Taxes for the current year shall be paid by the Grantor when due. Possession is to be given upon delivery of this Deed.

EXECUTED this the 8th day of December, 1999.

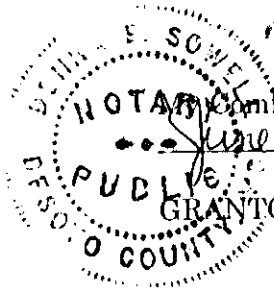
C. L. Early
C. L. EARLY, GRANTOR

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority in and for said County and State, the within named C. L. EARLY, who acknowledged signing and delivering the above and foregoing Deed of Gift on the day and date therein mentioned as a free and voluntary act and deed and for the purposes therein expressed.

GIVEN under my hand and official seal of office this the 8th day of December, 1999.

Donna E. Sewell
Notary Public



Commission Expires: June 12, 2000

GRANTOR'S ADDRESS:

1232 Haywood Drive, Horn Lake, MS 38637
Home Phone: 662-393-6064 Bus. Phone: None

GRANTEE'S ADDRESS:

1418 Horn Lake Rd, Horn Lake, MS 38637
Home Phone: 662-429-2203 Bus. Phone: ref.

Prepared by:
Walker, Brown & Brown, P.A.
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